

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **THURSDAY, OCTOBER 15, 2009, at 6:00 p.m.** to consider the following:

ZOAM 2007-0004

PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS AND TO REDUCE MINIMUM ACREAGE REQUIREMENTS FOR AGRICULTURE, HORTICULTURE, AND ANIMAL HUSBANDRY USES

(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Board of Supervisors on February 17, 2009, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"), in order to: (1) amend Tables 2-102, 2-202, 2-1003, 2-1103, 2-1203, 2-1303, 2-1402, 2-1502, 2-1602, and 2-1702 to add certain Farm Markets as a special exception use within the Use Category of "Retail Sales and Service" for the AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), JLMA-1 (Joint Land Management Area-1), JLMA-2 (Joint Land Management Area-2), JLMA-3 (Joint Land Management Area-3), JLMA-20 (Joint Land Management Area-20), TR-10 (Transitional Residential-10), TR-3 (Transitional Residential-3), TR-2 (Transitional Residential-2), TR-1 (Transitional Residential-1) zoning districts, respectively; (2) amend Article 8, *Definitions*, including, without limitation, amending the existing definition for "Animal Husbandry" and establishing new definitions for "Livestock" and "Pet"; (3) amend Section 5-603, *Additional Regulations for Farm Markets*, to ensure consistency in regulations and terminology and establish new maximum building size, parking, landscaping and buffering standards; (4) amend Additional Regulations Section 5-626, *Agriculture, Horticulture and Animal Husbandry*, to reduce and/or eliminate minimum acreage requirements under certain circumstances; (5) amend Additional Regulations Sections 5-627, *Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry)*, and 5-630, *Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry)*, to reduce the minimum acreage for stable or equestrian facility uses (not otherwise regulated by district use regulations); (6) amend Section 6-700, *Site Plan Review*, to clarify when site plans or rural sketch plans are required, and (7) amend such other Sections of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and Section 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

CMPT 2008-0020 & SPEX 2008-0061

WHITE'S FORD PARK

(Commission Permit and Special Exception)

The Northern Virginia Regional Park Authority of Fairfax Station, Virginia has submitted applications for a Special Exception and Commission approval to permit boat rentals and incidental structures at White's Ford Park, within the FOD (Floodplain Overlay District - Major Floodplain). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under